

Second Avenue, Church, Accrington, Lancashire. BB5 5EJ

£189,950 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED FAMILY HOME WITH NO CHAIN DELAY Offering contemporary style living, this spacious three bedroom semi detached family home would be perfect for any growing family looking within this sought after area! Complete with three bedrooms, two reception rooms an open plan kitchen diner as well as front and rear gardens, this property will appeal to many and so early viewing is essential!

Upon entering this property you are greeted by a brief entrance vestibule and hallway with stairs up to the first floor. The bright lounge is a good size, boasting plenty of space for the family to relax. The contemporary kitchen/diner is fitted with a range of wall and base units as well as various integrated appliances and provides access to the rear garden. On the first floor off the landing, there are two well sized double bedrooms as well as a third comfortable single. Completing the property internally is the three piece bathroom suite in white with a mains fed shower over the bath and tiled flooring. The property benefits from uPVC double glazing throughout and gas central heating.

This lovely home is situated in a quiet pocket of Clayton le Moors just a stones throw from countryside walks, local amenities and the M65 motorway. Externally, there is a beautiful laid to lawn front garden and to the rear, there is a laid to lawn and patioed garden ideal which provides a wonderful outdoor space to enjoy!

FEATURES

- Three Bedrooms
- Council Tax Band C
- Not On A Water Meter
- Open Plan Kitchen Diner
- Front & Rear Gardens
- Detached Garage
- uPVC Double Glazing & Gas Central Heating
- No Chain Delay!



ROOM DESCRIPTIONS

Ground Floor

Hallway

Panel radiator, carpet flooring, stairs for first floor, wooden front door.

Lounge

11' 2" x 12' 2" (3.40m x 3.71m) Panel radiator, uPVC double glazed window, carpet flooring, electric fire with marble hearth and wood surround.

Kitchen/Diner

10' 4" x 18' 9" (3.15m x 5.71m) Range of fitted wall and base units and contrasting work surfaces, tiled flooring, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, four ring electric hob, electric oven, extractor fan, ceiling spotlights, space for dining table, storage cupboard, two uPVC double glazed windows and double glazed door.

First Floor

Landing

uPVC double glazed window, carpet flooring.

Bedroom One

11' 4" x 11' 6" (3.45m x 3.51m) Double bedroom, panel radiator, carpet flooring, uPVC double glazed window.

Bedroom Two

10' 5" x 11' 5" (3.17m x 3.48m) Double bedroom, panel radiator, carpet flooring, uPVC double glazed window.

Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m) Single bedroom, panel radiator, carpet flooring, uPVC double glazed window.

Bathroom

6' 9" x 6' 10" (2.06m x 2.08m) Heated towel radiator, uPVC frosted double glazed window, tiled flooring, three piece white suite with mains fed shower over the bath, tiled splashback.



FLOORPLAN



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.